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BASE REALIGNMENT AND CLOSURE MINI RECORDS OF DECISION AND FACT SHEETS
FOR STUDY AREAS 17, 18, 23, 35, 36, 37, 40 AND 42 WITH FINAL DECISION FOR STUDY
AREA 18 WITH FINAL DECISION FOR STUDY AREA 23 ATTACHED NTC ORLANDO FL

5/13/1999

HARDING LAWSON ASSOCIATES

Harding Lawson Associates



May 13, 1999
Commanding Officer
SOUTHNAVFACENGCOM
2155 Eagle Drive
North Charleston, SC 29419-9010

ATTN: Ms. Barbara Nwokike, Code 187300

Subject: **BRAC mini-RODs and Fact Sheets**
Study Areas 17, 18, 23, 35, 36, 37, 40 and 42
NTC, Orlando
Contract: N62467-89-D-0317

Dear Barbara:

Enclosed for your review are the (draft) mini-RODs (Decision and Response to Comments) for Study Areas 17, 18, 23, 35, 36, 37, 40 and 42. Also enclosed is the (draft) fact sheet for Study Area 36. The mini-ROD and fact sheet for Study Area 36 should be considered very preliminary, as the site screening report is still being reviewed by the OPT, and the conclusions and recommendations may change somewhat based on comments HLA receives from the Team. Fact sheets have previously been issued for all of the other study areas listed above.

Should you have any questions or need additional information, please call me at (904) 772-7688.

Very Truly Yours,

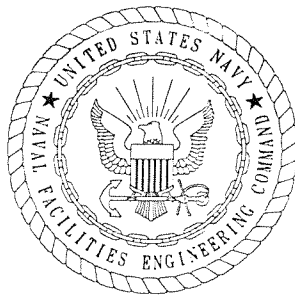
Harding Lawson Associates

A handwritten signature in cursive script, reading 'Richard P. Allen', is located below the company name.

Richard P. Allen
Project Technical Lead

Attachments

CC: Wayne Hansel, Southern Division
Nancy Rodriguez, USEPA Region IV
David Grabka, FDEP
LT G. Whipple, NTC-Public Works Officer
Robin Manning, BEI
Steve McCoy, TetraTech NUS
Al Aikens, CH2M Hill
John Kaiser
file



Department of the Navy, Southern Division
Naval Facilities Engineering Command
2155 Eagle Drive
North Charleston, South Carolina 29418

**FINAL DECISION AND RESPONSE TO COMMENTS
INTERIM REMEDIAL ACTION FOR SURFACE SOIL**

**Study Area 23, Former Officer's Swimming Pool Complex
Naval Training Center, Orlando
Orlando, Florida**

Introduction

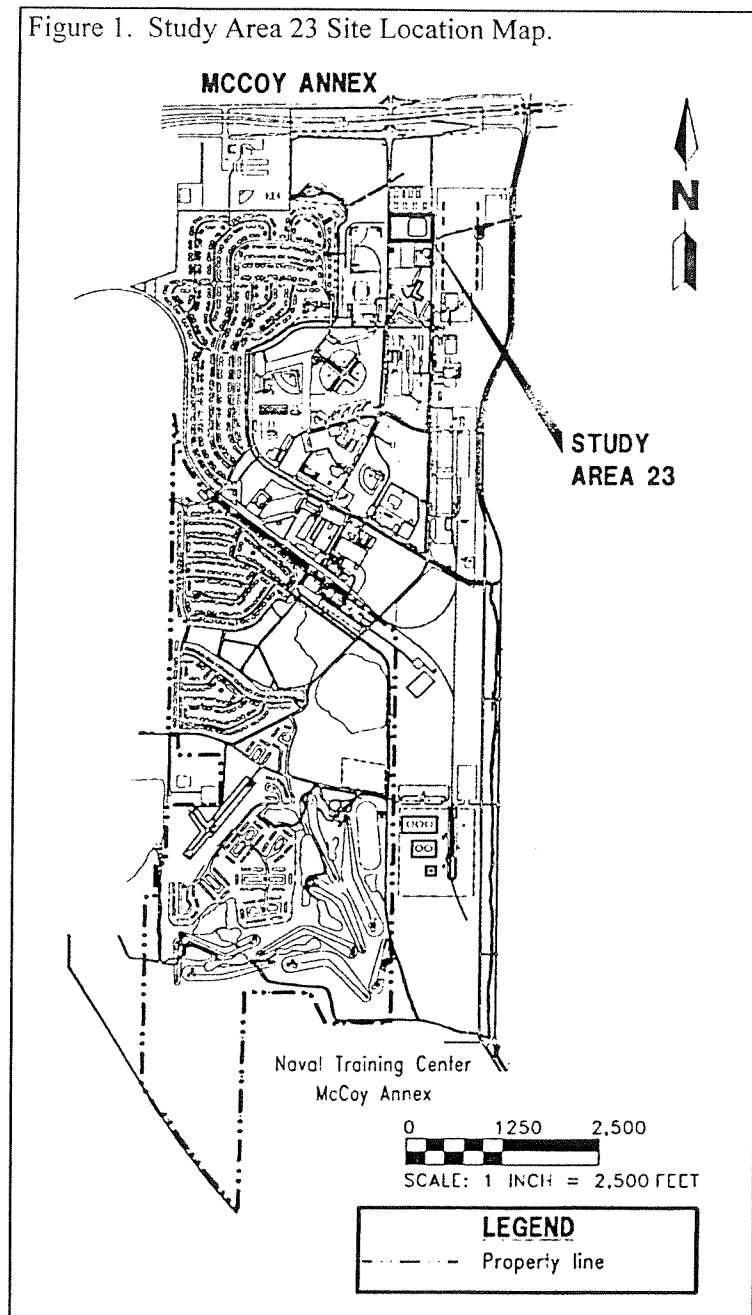
Study Area (SA) 23 is a 7-acre parcel located near the northeast corner of the McCoy Annex, NTC, Orlando (Figure 1). The site was previously used for the officer's pool house (Building 7119), swimming pool (Building 7120), and a football field (Figure 2). The facilities were constructed in the 1950's and demolished in the 1980's. The buildings were razed and removed from the premises. A seven-foot high grass-covered mound remains at the site, and the mound may be underlain by foundation materials from the former structures. A 12-inch diameter metal drain pipe extends from beneath the mound to a drainage ditch east of the mound. Areas of environmental interest at the site include the mound itself, where demolition and other debris may have been buried, and the drain pipe, which receives storm water from the mound.

Investigations at SA 23 included

- a site walkover
- review of historical documents
- review of aerial photographs
- a soil gas survey
- a geophysical survey
- soil and groundwater sampling
- storm water and sediment sampling

There was no physical evidence of chemical releases or stressed vegetation in the study area during the site walkover. The soil gas survey was performed to locate potential areas of soil or groundwater contamination, whereas the geophysical survey was used to determine the extent of debris buried in the mound. Surface soil samples were collected at and around the discharge point of the drainage pipe. Subsurface soil and groundwater samples were collected from locations on top of the mound and near the discharge point of the drainage pipe. Sediment samples were collected in the drainage ditch from locations upstream of, downstream of, and at the drainage pipe. Stormwater was also sampled at the end of the drainage pipe.

Figure 1. Study Area 23 Site Location Map.



The initial portion of the site screening investigation conducted from March through June 1995 consisted of a passive soil-gas survey, geophysical surveys, and the completion of several soil borings, two of which were completed as monitoring wells (Figure 2). Analytical results from one surface soil sample indicated the presence of some PAH compounds at concentrations exceeding both residential and industrial soil cleanup goals. The sample (23S00501) is located directly below the mouth of the former main pool drain where it exits along the western wall of a north-south drainage swale. Because of the elevated PAHs, a storm water and sediment sample were collected in September 1996 from the mouth of the pool drain and at the same location as the surface soil sample. These results confirmed the presence of PAHs at elevated concentrations and, as a consequence, additional soil sampling and analysis were completed in October and November 1997 and May 1998 (Figure 3). A summary of the analytical results exceeding screening criteria are presented in chem-boxes beside their respective sampling locations on Figure 4.

Selected Remedy for Soil

To identify the selected remedy for SA 23, applicable regulations and guidance documents were considered. Based on this review and the recommendations of the site screening report, a remedial approach to SA 23 has been selected and was presented in the SA 23 Fact Sheet (HLA, 1998). The approach consists of an interim remedial action (IRA) that consists of soil removal of PAH-contaminated surface soil. These actions are discussed below.

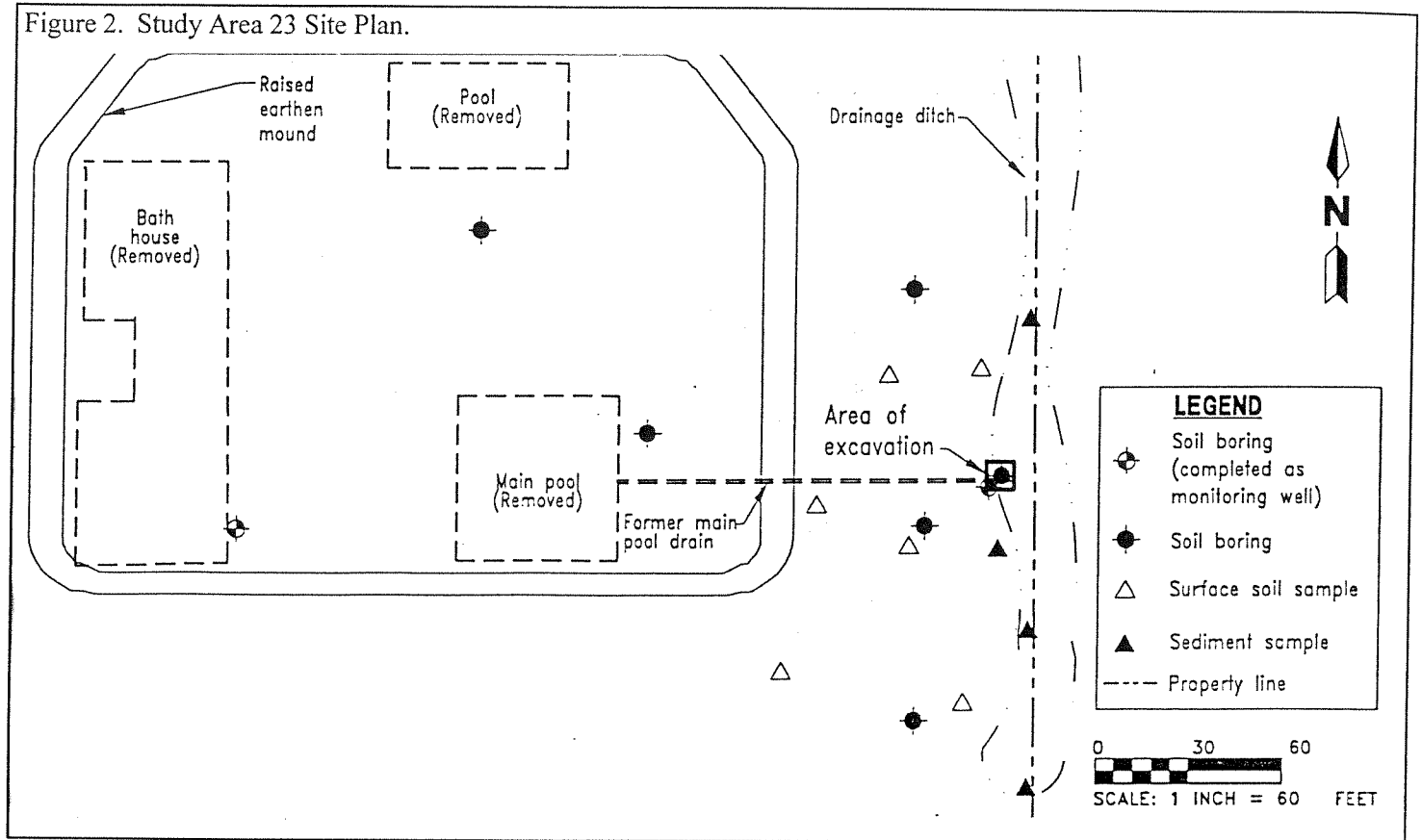
Proposed Interim Remedial Action The Navy, U.S. Environmental Protection Agency, and Florida Department of Environmental Protection have determined that a limited remedial action is appropriate at

SA 23 to protect human health and the environment. Soil will be removed at the end of the drain pipe where benzo(a)pyrene was found in amounts exceeding Florida guidelines for both residential and industrial land use. The excavation will be approximately five feet long and five feet wide and two feet deep. Confirmation samples will be collected to verify that no soil contamination exceeding residential standards remains in the walls of the excavation prior to backfilling with clean soil. The end of the drain pipe will be sealed to prevent future discharge of storm water from the mound through the pipe. This approach is consistent with remedial actions at several other SAs that had minor exceedances of Florida guidelines for one or more compounds. Removal of soil from this area will allow unrestricted use for future property owners. The volume of soil to be excavated is approximately two cubic yards, but more soil will be excavated if confirmation sample results indicate that additional soil exceeds regulatory criteria.

Community acceptance of the selected remedy was evaluated through presentations to the facility's Restoration Advisory Board (RAB). RAB meetings are open to the public and their bimonthly meetings are publicized in the *Orlando Sentinel*. The public was given an opportunity to comment on the remedy selected for SA 23 via distribution of a fact sheet in early December 1998 to the NTC, Orlando Community Mailing List, comprised of more than 300 interested citizens and community leaders. The public was also invited to attend the RAB meeting on January 20, 1999. The fact sheet

summarized the selected remedy and invited written comment from the public until January 20, 1999. A public availability session would have been held following the January 20 cutoff date if there had been sufficient community interest. However, there were no comments from the public on the selected remedy.

Figure 2. Study Area 23 Site Plan.



Declaration

Based on the administrative record compiled for this corrective action, the Navy has determined that the remedy selected for SA 23 is appropriate and protective of human health and the environment and complies with Federal and State regulatory requirements. The FDEP and USEPA concur with the remedy selected.

SIGNATURE.

Wayne Hansel, P.E.
Base Realignment and Closure Environmental Coordinator

Date